



**Hayfield Avenue  
Oakes Huddersfield  
HD3 4FZ**



A BEAUTIFULLY PRESENTED AND WELL APPOINTED THREE BEDROOMED SEMI DETACHED DORMER BUNGALOW WITH BEDROOMS TO BOTH GROUND AND FIRST FLOOR AND LOCATED WITHIN THIS POPULAR AND WELL REGARDED RESIDENTIAL AREA.

The property would be ideal for a young family and occupies a convenient position close to local schools and accessible for junctions 23 and 24 of the M62 motorway. There is a gas central heating system, PVCu double glazing, security alarm and briefly comprising to the ground floor: Entrance hall, living room, dining room, kitchen, bedroom and bathroom. First floor: Landing leading to two further bedrooms, both with fitted wardrobes and shower room. Externally to the front of the property there is a herringbone block paved parking area together with a tarmac driveway to the right hand side of the property which leads to a single garage whilst the rear garden is predominantly timber decked. EPC rating E.

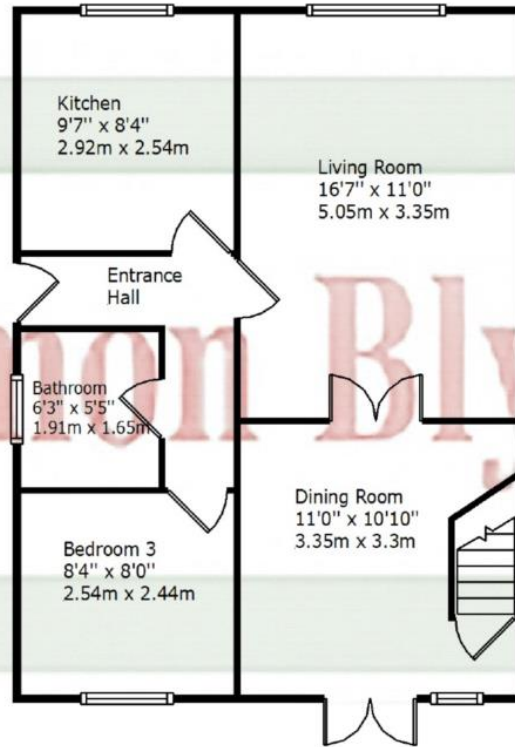
**Offers around £186,950**

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Tel: 01484 651878**

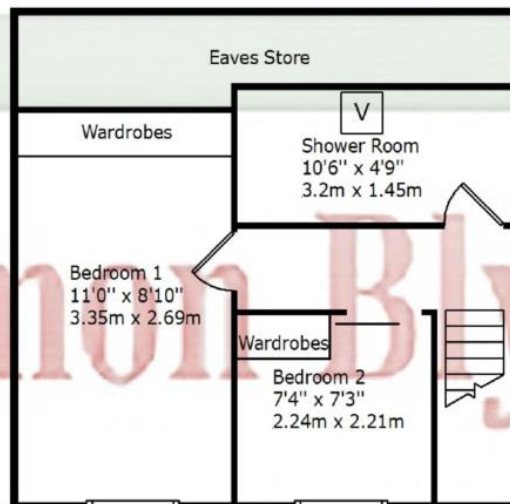
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## Hayfield Avenue Oakes



Ground Floor



First Floor

Drawing: SB-Hud-17-128





## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

A PVCu and frosted double glazed door opens into an L-shaped entrance hall.

### ENTRANCE HALL

This has a frosted PVCu double glazed window above the door providing additional natural light. There is a ceiling light point, inset LED downlighter, dado rail, central heating radiator and laminate flooring. From the hallway access can be gained to the following:-

### KITCHEN

*9'7" X 8'4" (2.92m X 2.54m )*

With a PVCu double glazed window looking out to the front. There are inset ceiling downlighters, part tiled walls, laminate flooring, central heating radiator, leaded and stained glass high level windows which provide borrowed light to the hallway and fitted with a range of shaker style base and wall cupboards, drawers and contrasting timber effect worktops. There are leaded and glazed display cupboards with glass shelving and downlighters. There is a cupboard housing an Ideal gas fired combination central heating, inset one and half bowl single drainer stainless steel sink with chrome monobloc tap, four ring gas hob with stainless steel extractor hood over and stainless steel electric oven beneath and integrated dishwasher.





## LIVING ROOM

*16'7" X 11' (5.05m X 3.35m )*

This is situated adjacent to the kitchen and has a large PVCu double glazed window looking out to the front and providing the room with lots of natural light. There is a central heating radiator, two ceiling light points, ceiling coving, two wall light points, laminate flooring and as the main focal point of the room there is a feature fireplace with timber surround, conglomerate marble inset and home to a flame effect electric fire. To the rear of the living room twin timber panelled doors give access to the dining room.

## DINING ROOM

*10'10" X 11' max (3.30m X 3.35m max )*

There is a central heating radiator, ceiling light point, PVCu double glazed window and PVCu double glazed French doors which open out onto the garden. To one side a timber panelled door gives access to the staircase which rises to the first floor.



## BATHROOM

*6'3" X 5'5" (1.91m X 1.65m )*

With frosted PVCu double glazed window, inset LED downlighters, tiled walls to dado height, laminate flooring, central heating radiator and fitted with a white suite comprising panelled bath with mixer tap incorporating handspray, wall hung hand wash basin with chrome monobloc tap and low flush w.c.



### BEDROOM THREE

8' X 8'4" (2.44m X 2.54m )

This is situated to the rear of the property and has PVCu double glazed windows with views stretching across to to Castle Hill. There is a ceiling light point, ceiling coving, central heating radiator and laminate flooring.



### FIRST FLOOR LANDING

With inset ceiling downlighters and central heating radiator. From the landing access can be gained to the following rooms:-

### SHOWER ROOM

10'6" X 4'9" (3.20m X 1.45m )

With a Velux double glazed window, ceiling light point, floor to ceiling tiled walls, laminate flooring, access to the eaves, chrome ladder style heated towel rail and fitted with a white suite comprising Vitra wall hung vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c., and large shower cubicle with sliding door and chrome shower fitting.



### BEDROOM TWO

7'4" X 7'3" (2.24m X 2.21m )

With a PVCu double glazed window looking out over the rear garden and with views across to Castle Hill. There is a ceiling light point, central heating radiator, laminate flooring and fitted floor to ceiling part mirror fronted wardrobe.





## BEDROOM ONE

*11' to robes X 8'10" (3.35m to robes X 2.69m )*

This double room is situated adjacent to bedroom two and has a PVCu double glazed window looking out over the rear garden and once again has views stretching across to Castle Hill. There are inset ceiling spotlights, ceiling coving, central heating radiator, laminate flooring and to one wall there are a bank of fitted floor to ceiling part mirror fronted sliding door wardrobes.



## BEDROOM ONE ASPECT



## OUTSIDE

### PARKING

To the front of the property there is a block paved parking area whilst to the right hand side of the property a tarmac driveway provides further off road parking and in turn leads to a detached concrete sectional single garage.

## GARDENS

The gardens to the property are located to the rear and are virtually maintenance free with majority timber decking and gravelled area.



## ADDITIONAL DETAILS

### CENTRAL HEATING

The property has a gas central heating system.

### DOUBLE GLAZING

The property has PVCu double glazing.

### ALARM

The property is fitted with a security alarm.

### VIEWING:

For an appointment to view, please contact the Huddersfield Office on 01484 651878

### DIRECTIONS

Proceed out of Huddersfield up Trinity Street and on reaching the roundabout by the Junction Public House continue straight ahead onto Westbourne Road. At the next roundabout continue straight ahead onto New Hey Road then on reaching the Merrie England Coffee shop on the right hand side turn left onto Tanyard Road then take the second turning right onto Tanyard Avenue, at the bottom of the hill turn right onto Greenfield Avenue then first left onto Hollyfield Avenue, first right onto Cornfield Avenue and at the end of Cornfield Avenue turn left onto Hayfield Avenue where the property will be found on the left hand side.



### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FLOOR PLANS**

Sketch Plan for illustrative purposes only.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **IMPORTANT NOTES**

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

### **MEASUREMENTS**

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independant mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning.



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Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

**OFFICE OPENING TIME**

**7 DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm

Details printed 11/12/17